

LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS

Minutes of Business Meeting held August 15, 2006

A regular business meeting of the Lower Paxton Township Board of Supervisors was called to order at 7:37 p.m. by Chairman William B. Hawk on the above date in the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Supervisors present in addition to Mr. Hawk were William C. Seeds, Sr., William L. Hornung, Gary A. Crissman, and David B. Blain.

Also in attendance were George Wolfe, Township Manager; Steve Stine, Township Solicitor; John Kerschner, Fine Line Homes; and Anthony Trost, Dawood Associates, Inc.

Pledge of Allegiance

Mr. Blain led the recitation of the Pledge of Allegiance.

Approval of Minutes

Mr. Seeds made a correction to the minutes of May 30, 2006. He noted page four, paragraph three, Mark Sherron's name was misspelled, and that he had contacts with Armstrong Flooring and he did not work for them. With the noted corrections, Mr. Seeds made a motion to approve the minutes of the May 30, 2006 administrative workshop meeting, and the July 11, 2006 business meeting. Mr. Crissman seconded the motion, and a unanimous vote followed.

Public Comment

No public comment was presented.

Chairman and Board Member's Comments

No comments were presented by Board members.

Manager's Report

Mr. Wolfe explained that Representative Ron Marsico is sponsoring a seminar on identity theft titled "How to protect your good credit and safeguard personal information." He noted that

representatives from the United States Attorney Generals' Office and United States Postal Service will be in attendance to run the seminar. He noted that the seminar is scheduled for Wednesday, August 23, 2006, from 6 p.m. to 8 p.m. at the Linglestown Middle School. Individuals may pre-register by calling 652-3721.

Mr. Wolfe noted that Lower Paxton Township was the recipient of the Possibility Place Playground at the Thomas B. George Jr. Park during their grand opening which was held on Saturday, August 12, 2006 at 10:00 a.m. He noted that it is a facility for children of all ages who have special access needs. He noted that construction time, talents and materials have been donated by businesses and residents from the community. He noted that a core group working through Inspired Recreation has acted to coordinate the event. He explained that the project is financially short of its goals and donations are being accepted by calling Ann Phillips at 671-8407 or by emailing Inspiredrecreation.org.

Old Business

Resolution 2006-30; Implementing the National Incident Management System

Mr. Hawk explained that the National Incident Management System (NIMS) is the means to handle emergency situations in the community using the guidelines provided by the Homeland Security Act. He noted that this provides for uniformity between the various agencies tasked to manage emergency incidents.

Mr. Wolfe noted that NIMS is a coordinated way to respond to and address issues of natural or national disasters and homeland security. He noted that by Presidential directive, this is an outgrowth of the 911 terrorist incidents in the United States. It was determined that all agencies must respond in the same way, therefore the need to implement this system. He noted that Board members and Township personnel are required to be trained and certified at various

levels of NIMS training. He noted that this training must be completed prior to September 30, 2006, and the Board of Supervisors must be trained at the 100 and 700 levels of training.

Mr. Blain made a motion to approve Resolution 2006-30, implementing the National Incident Management System. Mr. Crissman seconded the motion and a unanimous voice vote followed.

Resolution 2006-31; Authorizing schoffstall.net to install a WiFi tower
and antenna at the closed municipal landfill

Mr. Wolfe explained that three years ago, the Board of Supervisors entered into a license agreement with Schoffstall.net, whereby Schoffstall.net would install WiFi antennas and structures at various locations on municipal properties, and in exchange for those installations, the Township would be provided with a WiFi camera system at certain traffic intersections in the Township. He noted that this project has not gotten underway at this time. He noted that this arrangement also provides free WiFi internet services to the citizens of Lower Paxton Township. He noted that by way of this resolution, this will allow an additional tower and antenna to be installed at the Township's closed municipal landfill.

Mr. Blain made a motion to approve Resolution 2006-31, authorizing Schoffstall.net to install a WiFi tower and antenna at the closed municipal landfill. Mr. Crissman seconded the motion and a unanimous voice vote followed.

New Business

Final subdivision plan for Mindy Meadows, Phase 2

Mr. Wolfe explained that phase II of the Mindy Meadows Development proposes to develop 18.25 acres into 27 single-family lots. This parcel is zoned R-1, Low Density Residential and will be served by public sewer and public water. This parcel is located to the north of Devonshire Heights Road, west of Deaven Road, and adjacent to the existing Autumn Ridge development.

Mr. Wolfe noted on June 14, 2006, the Planning Commission recommended approval of the plan subject to the five waivers that were approved with the preliminary plan. He noted that staff recommends the approval of the plan subject to the one site specific condition, seven general conditions and one staff comment.

Mr. Wolfe noted that the plan shows two cul-de-sacs that do not intersect in the development, with the northern most cul-de-sac as part of the phase two process.

Mr. Wolfe noted that John Kerschner from Fine Line Homes is present to represent the plan.

Mr. Kerschner noted that this is the final phase of the plan, and it is in keeping with the requirements of the preliminary plan.

Mr. Seeds questioned Mr. Kerschner if some widening occurred on the southern end of Deaven Road near Devonshire Heights Road. Mr. Kerschner answered that four feet were widened at that location, and another four feet will be widened along the northern section as well. He explained that this is a modification to the plan since the curbs are not to be installed using the roadside swale for the drainage and constructing some widening in this location. Mr. Seeds noted that the mounding results are very attractive.

Mr. Crissman questioned Mr. Kerschner if he was in agreement with the five waivers, one site specific condition, seven general conditions, and one staff comment to include the two comments from HRG, Inc. dated July 27, 2006. Mr. Kerschner answered that he was in agreement.

Mr. Blain made a motion to approve final subdivision plan for Mindy Meadows, Phase II with the following waiver requests that were previously approved with the preliminary plan: 1) Waiver of the curb and sidewalk requirements and road widening requirements along Devonshire Heights Road, Deaven Road and Centerfield Drive; 2) Waiver of the maximum

width requirement of driveways within 15 feet of a public street cartway from the maximum width allowed of 24 feet to 30 feet; 3) Waiver of the minimum distance between street intersections; 4) Waiver of the street construction standards with regard to curb construction. Slant curb is proposed; 5) Waiver of the requirement that contour elevations refer to U.S. Coast and Geodetic Survey Datum; 6) Plan approval shall be subject to addressing HRG's comments dated July 27, 2006; 7) Plan approval shall be subject to providing original seals and signatures on the plan; 8) Plan approval shall be subject to the payment of the engineering review fees; 9) Plan approval shall be subject to the Dauphin County Conservation District's review and approval of an Erosion & Sedimentation Control Plan; 10) Plan approval shall be subject to the review and approval of sanitary sewer construction drawings by Lower Paxton Township Authority; 11) Plan approval shall be subject to DEP's approval of a Sewage Facilities Planning Module; 12) Plan approval shall be subject to the establishment of an automatically renewable improvement guarantee for the proposed site improvements; 13) Plan approval shall be subject to the payment of fee-in-lieu for 27 lots at \$1,250.00 per lot; and 14) A street/storm sewer construction permit is required for construction of street and storm water facilities.

Mr. Crissman seconded the motion, and Mr. Hawk called for a roll call vote: Mr. Blain, aye; Mr. Crissman, aye; Mr. Hornung, aye; Mr. Seeds, aye; and Mr. Hawk, aye.

Preliminary/final land development plan for Keystone Center,
Allentown Boulevard and North Mountain Road

Mr. Wolfe explained that the Township received a plan for the development of a two-story (with basement) retail, storage center and restaurant on Allentown Boulevard and North Mountain Road. The property consists of 3.75 acres and is zoned C-1, General Commercial District (currently Commercial General). The property is located at the northwest quadrant of the

intersection of Mountain Road and Allentown Boulevard and is served by public water and public sewer.

Mr. Wolfe noted that on July 12, 2006 the Planning Commission approved the plan and three requested waivers. He stated that staff supports the three waivers, noting the reason for the waiver to provide a stormwater management plan is because, after development, there will be less flow coming from the site. Mr. Wolfe noted the reason for the site-specific comment regarding the 60 parking spaces is that staff noted that a realty sign has been posted on the land for 1,000 square feet of floor area for rent or lease. He noted that staff indicated that the additional 1,000 square feet were not included in the parking calculations; therefore staff requested a note be placed on the plan to state that the 60 parking spaces will be sufficient for all uses in the building.

Mr. Wolfe noted that the second site-specific condition requires that the basement be used for storage only since there would not be enough parking to accommodate a business in the basement.

Mr. Wolfe noted that Anthony Trost from Dawood Engineering is present to represent the plan.

Mr. Seeds noted that there had been stormwater problems in the area behind the Holiday Express Inn, and he questioned how the runoff from the parking areas will be minimized. Mr. Trost answered that the water from the roof will be collected into an inlet northwest of the building, which would be directed to the storm sewer on Rt. 22. He noted that the water from the parking lot would flow into an existing drain situated on the shoulder. Mr. Seeds questioned Mr. Trost if he conducted studies to determine if the inlet is sized properly. Mr. Trost answered that he has, and PENNDOT has issued a Highway Occupancy Permit (HOP) for this site. He noted that it was part of the HOP process.

Mr. Crissman questioned if Mr. Trost was in agreement with the three requested waivers, two site-specific conditions, seven general conditions that include the five comments from HRG, Inc., and the four staff comments. Mr. Trost answered that he was in agreement with all of the above.

Mr. Crissman made a motion to approve the preliminary/final land development plan for Keystone Center, Allentown Boulevard and North Mountain Road with the following waivers and comments: 1) Waiver of the requirement to provide a preliminary plan; 2) Waiver of the requirement to provide sidewalk along Allentown Boulevard and North Mountain Road; 3) Waiver of the requirement to provide a stormwater management plan; 4) Provide a note on the plan that the 60 parking spaces indicated for restaurant and bar area parking will include any and all restaurants contained within this project; 5) On Plan page 1, General Note #19, the statement should read “The BASEMENT of the proposed structure shall be used for storage only;” 6) Plan approval shall be subject to providing original seals and signatures on the plan; 7) Plan approval shall be subject to the establishment of an automatically renewable improvement guarantee for the proposed site improvements; 8) Plan approval shall be subject to the payment of the engineering review fee; 9) Plan approval shall be subject to the Dauphin County Conservation District’s review and approval of an Erosion & Sedimentation Control Plan; 10) Plan approval shall be subject to DEP’s approval of a sewage facilities planning module; 11) Plan approval shall be subject to Lower Paxton Township Sewer Department’s review and approval of the sanitary sewer design; 12) Plan approval shall be subject to addressing all comments of the HRG, Inc. memo from Jim Snyder, dated August 10, 2006; 13) A Street/Storm Sewer construction permit is required for construction of stormwater facilities; 14) Prior to the erection of any signage, sign permit review and approval is necessary; and 15) The proposed restaurant/retail center will be required to have fire protection as per Township requirements.

Mr. Blain seconded the motion, and Mr. Hawk called for a roll-call vote: Mr. Blain, aye; Mr. Crissman, aye; Mr. Hornung, aye; Mr. Seeds, aye; and Mr. Hawk, aye. Mr. Hawk noted that it will be good to see the improvements made to this property.

Resolution 06-29; Planning Module for Montrail
Resolution 06-26; Planning Module for Wilshire Estates

Mr. Crissman suggested that both Resolutions be adopted at the same time. Mr. Crissman made a motion to approve Resolution 06-29; Planning Module for Montrail and Resolution 06-26; Planning Module for Wilshire Estates.

Mr. Seeds seconded the motion, and a unanimous voice vote followed.

IMPROVEMENT GUARANTEES

Mr. Hawk noted that there are seven Improvement Guarantees.

Mr. Seeds questioned if the storm water site improvements have been made at the Central Dauphin East High School site. Mr. Wolfe answered that the erosion problems with the drainage swale that provided for the storm water site improvements has been repaired, seeded and inspected by members from the Public Works Department and it is functioning properly.

Central Dauphin East High School Alterations and Additions

A release of a letter of credit with Fulton Bank in the amount of \$2,783.00.

David Punt

A new bond with State Farm Fire and Casualty Company in the amount of \$36,535.00 with an expiration date of August 15, 2007.

Autumn Ridge, Phase III

A reduction in a letter of credit with Fulton Bank in the amount of \$72,787.00 with an expiration date of May 11, 2007.

Autumn Oaks, Phase I

A release of a letter of credit with PA State Bank in the amount of \$246,165.00.

Willow Brook, Phase IV

A new letter of credit with Fulton National Bank in the amount of \$134,234.10 with an expiration date of August 3, 2007.

Hearthside East

A reduction in an escrow account with Lower Paxton Township in the amount of \$22,233.75 with an expiration date of March 4, 2007.

New Hope Brethren in Christ Church

A reduction in a letter of credit with Commerce Bank in the amount of \$9,416.83 with an expiration date of March 27, 2007.

Mr. Crissman made a motion to approve the seven listed Improvement Guarantees as presented. Mr. Hornung seconded the motion, and a unanimous voice followed.

Payment of Bills

Mr. Seeds made a motion to pay the bills of Lower Paxton Township and Lower Paxton Township Authority. Mr. Crissman seconded the motion, and a unanimous vote followed.

Adjournment

There being no further business, Mr. Crissman made a motion to adjourn the meeting. The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Approved by:

Maureen Heberle

Gary A. Crissman
Township Secretary